



OWNER-USER INDUSTRIAL BUILDING  
**FOR SALE/LEASE**  
 5055 Chaparral Ct. Boulder, CO 80301


### PROPERTY HIGHLIGHTS

**Solid, well-insulated masonry building on a quiet cul-de-sac** in Northeast Boulder. The Twin Lakes Open Space Trailhead begins at one corner of the property. To the southeast, the Shelby Car Museum is open only on weekends, thus minimizing parking demand on the cul-de-sac street. It also abuts Lockheed/Martin to the west for excellent neighborhood security. Less than two blocks to 7+ restaurants (including a micro-brewery), shopping, 2 hotels and apartments. Easy access to Boulder, Longmont, IBM, Denver, DIA and the Rocky Mountains. All suites are internally connected, with minimal commonspace, for future growth & rental flexibility.


<b>Building Size</b>	10,744 SF
<b>Sale Price</b>	\$2,500,000 (\$232.68/SF)
<b>Site Size</b>	0.58 Acres
<b>Availability</b>	June 15, 2025
<b>Zoning</b>	IG
<b>Parking</b>	Ample

<b>Suite 103</b>	5,920 RSF
2 Bullpens, 10+ Offices, 4 Bathrooms, Kitchen	
<b>Lease Rate</b>	\$14.50/RSF NNN
<b>Availability</b>	June 17 - July 1, 2025
<b>Zoning</b>	IG Industrial-General
<b>Parking</b>	13 Reserved Spaces + On-Street Free Parking
Combine with Suite 200 or demise to 2,500 SF	


<b>Suite 200</b>	2,837 RSF
1 Bullpen, 4 Offices, 2 Bathrooms, 1 Shower	
<b>Lease Rate</b>	\$14.00/RSF NNN
<b>Availability</b>	June 15, 2025
<b>Zoning</b>	IG Industrial-General
<b>Parking</b>	6 Reserved Spaces + On-Street Free Parking
Combine with Suite 103 or demise to 400 SF	



Air Purification



Drive-In Door



Near Bike Path



**Ashley Overton**  
 Senior Commercial Broker  
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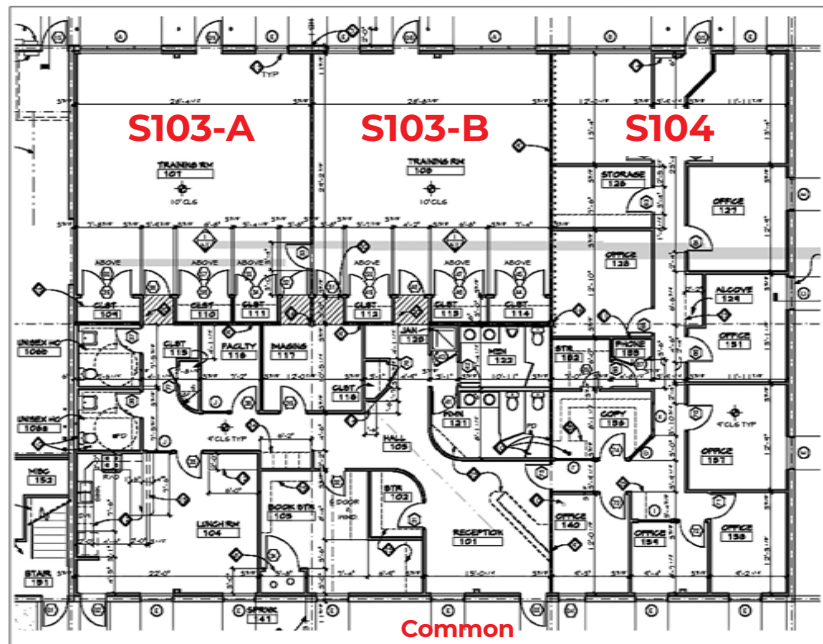


## PROPERTY FLOOR PLANS FOR LEASE

Two distinctive floor plans, each featuring a direct outside entry, two or four bathrooms, and a separate HVAC system with anti-virus air filtration. Both suites include bullpens that support an open office layout or training room. The suites can be easily secured and/or combined internally for a larger layout. NNN includes common utilities and maintenance, suite-specific repairs, property taxes, and insurance. Tenants are responsible for their own metered gas and electricity. Broadband is available through Comcast or satellite carriers. The building is quiet. Other tenants include therapists and a high-tech testing company. For Suite 103, the training rooms can be rented separately from the office suites. For Suite 200, Rooms 201, 202, and 203-205 can be rented separately. In both cases, all suites share the common space. Suites 101 and 201 are leased. Additional sale information on these two suites is provided upon request.

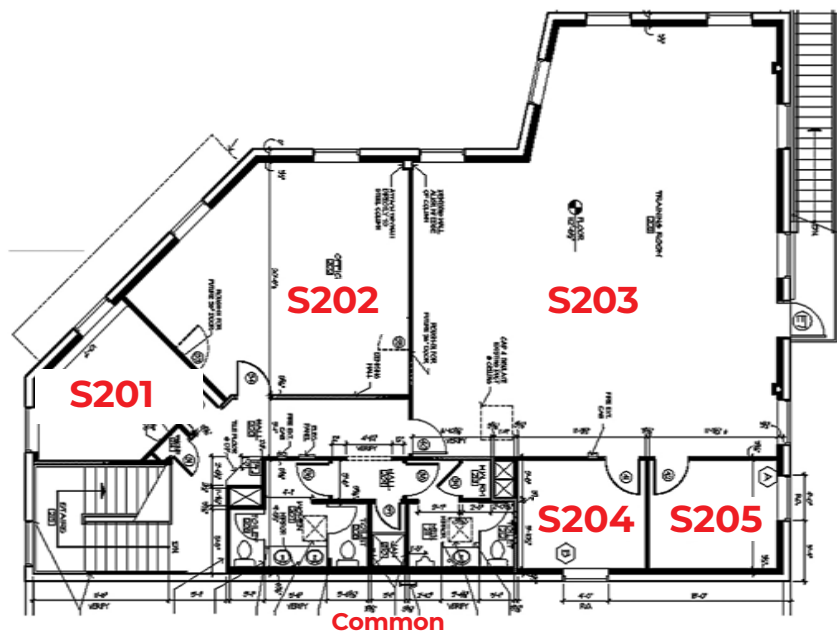
## SUITE 103

Can demise. Suites S103, S104, and S105 can be leased individually with shared reception, kitchen & baths.



## SUITE 200

Can demise. Suites S201 – S205 can be leased individually or combined.



For a complete disclaimer, please see page one of this brochure.

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Southwest Elevation



Suite 203



Suite 103-B



Suite 103-A



Suite 103 / Kitchen



Suite 103 / West Elevation

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Southeast Elevation / Suite 101 & 203



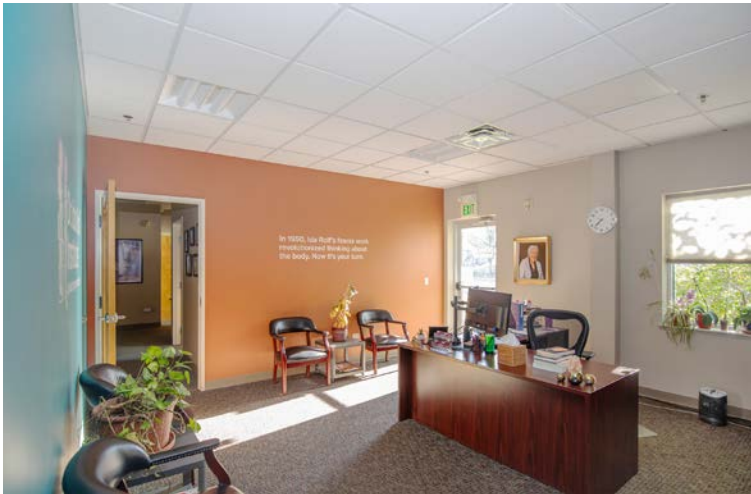
Suite 102 / Reception



Suite 102 / Reception



Suite 103 / Reception



Suite 103 / Reception



South Elevation

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West Elevation from SW Corner

## PROPERTY LOCATION

The map on the left shows the property at 5055 Chaparral Ct. highlighted in pink. Surrounding businesses include Aperitivo, Colorado Wilderness Corporate & Teams, Sancho's Authentic Mexican Restaurant, Avery Brewing, BOCO Dental & Prosthodontics, and Explore Boulder. Major roads like Diagonal Hwy and 119 are also shown.

The right side of the image features a grid of logos for nearby businesses:

- SNARF'S Sandwiches
- KING Scoopers
- YURIHANA
- CAFE BLUE AMERICAN GRILL
- AVERY BREWING
- SHELBY AMERICAN COBRA COLLECTION
- LOCKHEED MARTIN

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